



West Avenue, Altrincham, WA14

Asking Price Of £485,000



Property Features

- Three Bedroom Semi-Detached House
- Open Plan Kitchen/Breakfast Room
- Two Additional Reception Rooms
- Sun Room
- Downstairs WC
- Private Rear Garden
- Off-Road Parking with EV Charge Point
- Detached Garage
- Close to Local Amenities
- In Catchment for Trafford Schools

Full Description

A well-presented three-bedroom semi-detached house offering spacious and versatile family accommodation. The property features an open-plan kitchen/breakfast room, two additional well-proportioned reception rooms, sun room and downstairs WC.

To the first floor are three well-proportioned bedrooms and a recently modernised family bathroom. Externally, the property benefits from a private rear garden, a detached garage and off-road parking with EV charging point.

The property also offers excellent access to local amenities and is within the catchment area for Trafford schools, making it an attractive option for families.



ENTRANCE HALL

The bright and spacious entrance hall is approached via a newly added porch to the front of the property, which opens into the original entrance hall. From here, there is access to the living room, dining room and open-plan kitchen/diner, together with an understairs WC and useful storage cupboard.

There is also access to a separate utility space with plumbing and space for both a washing machine and tumble dryer, while a carpeted staircase leads to the first-floor accommodation. Additional features include two side-aspect uPVC double-glazed window, pendant light fitting with recessed spotlighting, tiled flooring and a modern vertical column radiator.

LIVING ROOM

14' 1" x 12' 11" (4.30m x 3.95m)

The living room is positioned at the front of the property and benefits from a front-aspect uPVC double-glazed bay window, fitted with Venetian blinds, providing plenty of natural light. Additional features include carpeted flooring, a multi-fuel stove set within a fireplace with tiled hearth and oak beam, central light fitting with recessed spotlighting and a modern column radiator.

DINING ROOM

12' 8" x 8' 3" (3.87m x 2.53m)

Accessed from the entrance hall, the dining room provides a versatile additional reception space, ideal for formal dining or flexible family use. The room features tiled flooring, a multi-directional spotlight fitting with additional recessed spotlighting and a modern column radiator.



KITCHEN/BREAKFAST ROOM

18' 3" x 10' 5" (5.58m x 3.18m)

The kitchen breakfast room is positioned to the rear of the property and provides a bright and spacious open-plan space, with bi-fold doors opening directly onto the rear garden and an open double doorway providing access to the sun room.

The kitchen is well-appointed with a range of stylish wall and base units, complemented by quartz worktops and a central island with breakfast bar. Integrated appliances include a Neff double oven, Neff four-ring electric hob, dishwasher and Neff wine cooler, with additional space for an American-style fridge freezer.

Further features include tiled flooring, three pendant light fittings above the island, additional recessed spotlighting and a modern, practical layout that works equally well for everyday family living and entertaining.



DOWNSTAIRS WC

4' 6" x 2' 7" (1.38m x 0.79m)

The convenient downstairs WC is located beneath the stairs and is accessed from the entrance hall. The room features a low-level WC, wall-mounted wash hand basin with useful storage beneath, tiled flooring and a pendant light fitting.

SUN ROOM

13' 7" x 11' 0" (4.16m x 3.37m)

The sun room is located to the rear of the property and provides a bright and versatile additional living space. The room benefits from large uPVC double-glazed windows to the side and rear aspects, fitted with roller blinds, together with French doors opening directly onto the rear garden patio.

Additional features include carpeted flooring, recessed spotlighting, television point and a double-panel radiator.



BEDROOM ONE

9' 10" x 14' 2" (3.02m x 4.34m)

Bedroom One is located to the front of the property and benefits from a front-aspect uPVC double-glazed bay window, fitted with Venetian blinds, providing plenty of natural light. Additional features include carpeted flooring, a pendant light fitting and a double-panel radiator.



BEDROOM TWO

9' 3" x 14' 0" (2.82m x 4.28m)

Bedroom Two is located to the rear of the property and benefits from a rear-aspect uPVC double-glazed window, fitted with Venetian blinds and overlooking the rear garden. Additional features include carpeted flooring, a pendant light fitting and a double-panel radiator.



BEDROOM THREE

8' 7" x 8' 11" (2.64m x 2.73m)

Bedroom Three is located to the front of the property and benefits from a front-aspect uPVC double-glazed window, fitted with Venetian blinds. Additional features include carpeted flooring, a pendant light fitting, a double-panel radiator and a built-in storage cupboard providing useful additional storage.



BATHROOM

6' 0" x 4' 7" (1.83m x 1.42m)

The family bathroom is fitted with a panelled bathtub with chrome taps and an electric shower over, a low-level WC and a pedestal wash hand basin. Additional features include a shaver socket, tiled flooring, tiled walls, recessed spotlighting and a rear-aspect uPVC double-glazed frosted window.



EXTERNAL

To the front of the property is a paved driveway providing off-road parking for two vehicles, together with an EV charging point. The driveway is bordered by timber panel fencing to both sides, with gated side access via a timber gate.

To the rear, the property benefits from a generous and private garden, featuring a paved patio area to the side of the property and a raised decked patio adjacent to the sun room. The remainder is mainly laid to lawn, with mature trees and hedging providing a good degree of privacy, and timber panel fencing to the boundaries.

The garden also provides access to a single garage with power, offering useful additional storage space.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

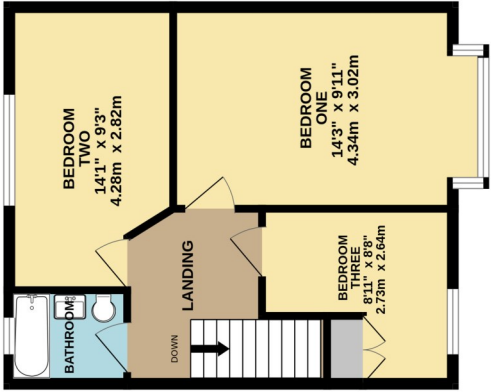


TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the information contained in this plan, the user should be aware that the plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation can be given.

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1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When was the property constructed? The vendors believe the property was built in around 1950

2. When did the current owners purchase the property and why are they selling the property?

The current owners have lived here since 2019 and are now upsizing.

3. Have the current owners carried out any works at the property since purchasing? Yes. The current owners have carried out significant works and modernisations to the property since purchasing it. These include removing the wall enclosing the staircase to create a more open entrance hall, together with the addition of a downstairs WC, storage cupboard and utility space.

Further improvements include the installation of a new kitchen, the addition of a partition wall to separate the living and dining rooms, conversion of the former conservatory into a modern sun room, and replacement of the windows throughout the property.

4. Is this property sold freehold or leasehold? The owner has informed us the property is freehold, your legal advisor can confirm this information.

5. What is the internet speed like in this location? In this location, full fibre to the door is available.

6. Have the owners had the boiler and electrics inspected recently? The boiler was newly fitted in 2021 and has been serviced annually. The electrics were checked in 2021, with a partial re-wire and a new consumer unit fitted.

7. Which are the owners' favourite aspects of this property? The current owners' favourite features include the open-plan kitchen, which opens into the bright and spacious sun room, and the generous rear garden, which was a major attraction for them as a young family and has been well used over the years. They also particularly value the easy access to a wide range of sought-after local schools and amenities.

8. How much is the council tax for this property? The property is in council tax band B, which in Trafford is currently £1,780.95 pa, some discounts are available.

9. Is there access to the loft space and has it been boarded for storage? Yes, there is a loft hatch in the first-floor landing and the loft is boarded for storage with a pull-down ladder.

10. Who lives in the neighbouring house? The owners advised the neighbours are pleasant owner-occupiers with children.